

TOWN OF ROWE - BOARD OF ASSESSORS

Meeting Minutes

Tuesday, April 7, 2020 – 9am – Zoom Teleconference

Meeting was held via audio/video conference, consistent with Gov. Baker's temporary modifications to the Open Meeting Law.

1. **Call to Order:** Chair called meeting to order at 9:10am
2. **Present:** Rick Williams, Chair; Ellen Miller (remote) and Herb Butzke (remote), Assessors - **Absent:** Colleen Avallone
3. **Minutes:** Minutes for Feb 4 (ES), Feb 6 (ES), Feb 21 (Reg & ES), Mar 2 (Reg & ES), Mar 14 (Reg & ES) awaiting submission for review.
4. **FY20 Budget/Payables:** Motion made and seconded to approve the following payments. Motion passed unanimously (Rick – aye, Ellen – aye, Herb – aye)
 - a) **Rick Williams:** Approved reimbursement for postage \$15.20
 - b) **CAI:** Approved 4Q20 map maintenance payment of \$275.00
 - c) **FCAA:** Approved \$120.00 outstanding invoice for Fall 2019 Conference.
 - d) **Atty Klebanoff:** Approved invoices amounting to \$5,885.25 for Rowe. Florida portion \$2,101.88 and Monroe portion \$420.38. Total bill is \$8,407.50.

Acct	Acct #	Bal 7/1/2019	Curr Bal	Payroll/ Payables	Amount	New Bal
BOA Stipends	05-3-141-000	\$ 5,354	\$ 2,676.98			\$ 2,676.98
Asst Assessor/ Clerk Wages	05-3-141-110	\$12,000	\$ 9,862.60			\$ 9,862.60
BOA Operations	05-3-141-400	\$ 9,600	\$ 1,067.08	Rick W postage reimb CAI 4Q20 Map maint FCAA Fall Meeting	\$ 15.20 \$ 275.00 \$ 120.00	\$ 656.88
BOA Consulting/ Legal Support	03-5-141-901	\$50,000	\$ 14,203.65	Klebanoff (Rowe portion)	\$ 5,885.25	\$ 8,318.40
Quin Reval/ Annual Updates	03-5-141-902	\$ 7,200*	\$ 7,200			\$ 7,200
Hydro Valuations	03-5-141-903	\$ 14,000	\$ 0.00			\$0
T&D/ROW Valuations	03-5-141-904	\$ 5,000	\$ 0.00			\$0
BOA Overlay	01-1-230-217 218, 219, 220	\$114,981.90	\$312,999.78			\$312,999.78

*\$3,600 carryover plus \$3,600 FY20 appropriation

5. **Review/Classify New Deeds & Plans** - Reviewed and classified the following deeds from Feb/Mar 2020:

From	To	Address	Map/Lot, Ac. Bk/Pg	Curr Value	Sale Price	Code
Knobloch, Kevin	Knoblock, Kevin & Knoblock, Nicole K	(all 11 parcels purchased from NEFF in 2001)	203-006, 205-001, 205-002, 205-009, 410-001, 410-002, 401-003, 401-004,	\$ 46,125	\$ 1.00	NAL-A (family)

			410-005, 410-006, 410-007 – 381.2 ac. Bk:7504, Pg:180			
Loomis, William	Loomis, William, Trustee	108 Hazelton Rd	202-038 – 9.2 ac. Bk:7494, Pg:16	\$263,700	\$ 1.00	NAL-A (family)
Rudenauer, Edwin & Sandra	Rudenauer, Eric, Keith & Mark	171 Potter Rd	402-027 – 1.1 ac. Bk:7495, Pg:76	\$ 72,900	\$ 1.00	NAL-A (family)

6. Misc Tax Map/Property Card issues for discussion:

- a) **Thane, Davenport Rd Extension:** Name on property card (David Thane) will be corrected. Should have been changed to Joseph Thane at time of previous 2012 transfer.
- b) **Molly Scott:** Awaiting copy of survey plan filed December 2019.
- c) **Larned, Newell Cross Rd:** Consider lot consolidation on tax maps based on deed wording.
- d) **Magnago/Miller lots:** Discrepancy in property line. Deeds describe two different (overlapping) property lines.

7. Review FCCIP Building Permits: Feb and Mar reports have not been received yet.

8. MV Excise: Unanimously approved MVE 2020 2nd Commitment in the amount of \$3,801.15. (Rick – aye, Ellen – aye, Herb – aye)

9. MVE Abatements: Approved the following abatements: (Rick – aye, Ellen – aye, Herb – aye)

FY	Type	Owner	Cert #	Bill #	Vehicle	Reason	Amount
2020	MVE	Packard	366	266	2005 GMC Canyon	Traded	\$ 33.37
2020	MVE	Packard	367	265	2004 Saturn Vue	Gave Away	\$ 49.19

10. Forms of List/3ABCs:

- **3ABC:** Received RC&CC 3ABC on March 3rd (due March 1). Form 990 and Form PC were not attached. RC&CC received extension to July 15th from IRS for Form 990. All other 3ABCs have been received.
- **Forms of List:** Bear Swamp, Great River Hydro, National Grid and Crown Castle Fiber have all been granted extensions to May 1 due to COVID-19.

11. ATB Cases: The May 13th Bear Swamp cases and May 18th Great River Hydro cases have been postponed due to COVID-19.

12. Executive Sessions Under MGL c. 30A, §21(a)(7) and c.30A, §21(a)(3) were not needed.

13. BLA Directive concerning FY23 Reval: New directives were issued in FY18 for the FY23 Reval. Rick will draft responses.

14. DOR Bulletin BUL-2020-2: Due to COVID-19 the state is allowing towns to adopt local options to extend due dates for filing certain applications, to delay annual town meeting past June 30th, etc. Rick will find out if the Selectmen are pursuing any of the options.



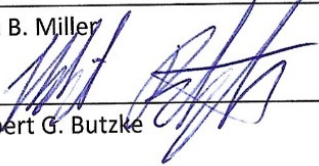
15. Meetings/Calendar:

- a) **FCAA Annual Meeting/Election:** April 30th meeting cancelled until further notice due to COVID-19.
- b) **Next BOA Meeting:** Tuesday, May 5 at 9am.

16. Adjournment: Meeting adjourned at 10:11am.

Respectfully submitted,
Ellen B. Miller

Approved:

	<u>12-29-20</u>
Frederick N. Williams, Chair	Date
	
Ellen B. Miller	
	
Herbert G. Butzke	